

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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HEARING IMPAIRED: (415) 904-5200



Th5a

June 24, 2004

TO: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
Diane Landry, District Manager
Susan Craig, Coastal Planner

SUBJECT: **CITY OF SAND CITY LCP AMENDMENT NO. SNC-MAJ-1-03**
CERTIFICATION REVIEW: Concurrence with the Executive Director's determination that the action of the City of Sand City accepting the Commission's certification of LCP Amendment No. SNC-MAJ-1-03 is legally adequate. For Commission review at the meeting of July 15, 2004 in Costa Mesa.

A. BACKGROUND

The Commission acted on City of Sand City LCP Amendment No. SNC-MAJ-1-03 on March 18, 2004. The amendment includes adding new land use designations, deleting several land use designations, and re-designating a number of properties in the Coastal Zone, inland of Highway One. Similar amendments were approved for the implementation plan. The amendment provides appropriate land use and zoning designations to accomplish the City's goal of gradually phasing out heavy industrial uses within the City and ultimately becoming a more pedestrian and residentially oriented community with light commercial and mixed uses. In addition, because sand mining activities are no longer occurring in Sand City, the amendment deletes background information and policies regarding sand mining operations in Sand City.

The Commission rejected the amendment as submitted but certified the proposed amendment to the LCP if modified as follows: 1) Add a policy that allows for development of public desalination facilities, provided any adverse environmental impacts are mitigated; 2) Re-designate and rezone the oceanside parcel now owned by the Monterey Regional parks District from Visitor-Serving Residential Light Density (VS-R1) to Public Recreation (PR) and remove the VS-R1 designation from the LCP; 3) Delete any remaining references to sand mining in the Land Use Plan that were inadvertently not deleted as part of the amendment submittal; 4) Delete the Heavy Commercial (HC) designation from the Land Use Plan; 5) Add the Mixed Use Development (MU-D) and Habitat Preserve (HP) definitions to the Land Use Plan, and; 6) Add the Planned Unit Development (PUD) district zoning regulations to the Implementation Plan.



California Coastal Commission
July 15, 2004 Meeting in Costa Mesa

Staff: SC Approved by:

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B. EFFECTIVE CERTIFICATION

On May 18, 2004, the City Council of Sand City held a public hearing and adopted Resolution No. 04-43, which acknowledged receipt of the Commission's resolution of certification, accepted and agreed to the Coastal Commission's modifications, agreed to issue permits in conformance with the modified LCP, and formally approved the necessary changes to the City's LCP (see Exhibit A).

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the amendment to become effective, the Executive Director must determine that the City of Sand City's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of City of Sand City LCP Amendment No. SNC-MAJ-1-03 shall become effective upon the filing of a Notice of Certification for the LCP amendment with the Secretary of Resources, as provided in Public Resources Code Section 2180.5(2)(V).

C. STAFF RECOMMENDATION

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the City of Sand City accepting the Commission's certification of City of Sand City LCP Amendment No. SNC-MAJ-1-03 is legally adequate, as noted in the attached letter (Exhibit B), to be sent after Commission concurrence.

